STC METROPOLITAN DISTRICT NO. 2

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https://www.colorado.gov/pacific/stcmd

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	Term/Expires:
James A. Brzostowicz	President	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022

Peggy Ripko Secretary

DATE: February 9, 2022

TIME: 9:00 A.M.

LOCATION: Via Online Zoom Meeting

IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE

FOLLOWING INFORMATION:

Join Zoom Meeting

 $\underline{https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09}$

Meeting ID: 897 9736 4658 Passcode: 115782 One tap mobile

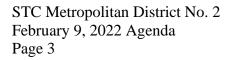
+12532158782

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).

I. ADMINISTRATIVE MATTERS

A. Confirm Quorum. Present Disclosures of Potential C	Conflicts of Interest.
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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
- C. Approve Minutes of the November 3, 2021 and January 12, 2022 Special Meetings (enclosures).
- D. Acknowledge the resignation of Angie Hulsebus, effective January 13, 2022.





A.

III. FIRE RESPONSE

- A. Discussion regarding architectural review process for rebuilding.
- B. Consider approval of Resolution re Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

IV. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims for the following period (enclosures):

	Period Ending		Period Ending	
Fund	Dec. 17, 2021		January 25, 2022	
General	\$	26,794.78	\$	13,292.15
Debt	\$	-0-	\$	-0-
Capital	\$	4,749.64	\$	1,449.64
Payroll	\$	554.10	\$	-0-
Total	\$	32,098.52	\$	14,741.79

B. Review and accept Unaudited Financial Statements through the period ending December 31, 2021 (enclosure).

V. LEGAL MATTERS

A. Review and consider approval of Lender Estoppel requested by Carmel Partners (to be distributed).

VI. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.
- B. Discuss and consider approval of adding additional poop stations.
- C. Discussion regarding yards signs for the Commuting Solutions Program.

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VII. CAPITAL PROJECTS

XI.

ADJOURNMENT

	A.	Discuss an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage.			
	B.	Review and consider acceptance of improvement costs in the amount of \$2,647,483.10, under Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022 (enclosure).			
VIII.	I. DEVELOPER UPDATE				
	A.	Status of lot and home sales.			
	В.	Status of any necessary inclusions.			
	C.	Status of Conveyance of Facilities.			
IX.	COVE	OVENANTS			
	A.	Discuss Community Manager's Update.			
X.	ОТНЕ	ER MATTERS			
	A				

MARCH 2, 2022.

THE NEXT REGULAR MEETING IS SCHEDULED FOR